

**Sec. 5.1800. (I-1) INDUSTRIAL PARK DISTRICT.****Sec. 5.1801. Purpose.**

The I-1 district is intended to provide space for manufacturing, processing, research and development, municipal airport and aeronautical activities, and complementary wholesale, warehouse, and office operations. This district permits a broad range of uses to take place within buildings or behind solid masonry walls and promotes the development of employment and aeronautical activities in an attractive, landscaped industrial park.

(Ord. No. 1852, § 1, 11-5-85; Ord. No. 3274, § 1, 12-7-99)

**Sec. 5.1802. Approvals required.**

No structure or building shall be built or remodeled upon land in the I-1 district until Development Review Board approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 1852, § 1, 11-5-85; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1803. Use regulations.**

The uses allowed in the I-1 district are generally those industrial office, laboratory, manufacturing, warehousing, wholesaling, and aeronautical uses. Manufacturing, processing, servicing, warehousing, cleaning and testing shall take place entirely within completely enclosed buildings, shall not create any offensive noise, vibration, smoke, dust, odor, heat, glare, fumes, or electrical interference, and shall not generate excessive truck traffic. Outdoor storage shall take place behind solid masonry walls.

*A. Permitted uses.*

1. Aeronautical activities.
  - a. Municipal airports, as defined in Chapter 5 of the Scottsdale Revised Code, and associated on-airport supporting uses.
  - b. Off-airport aeronautical activities, limited to those authorized by and subject to compliance with all applicable definitions, qualifications, minimum operating standards, rules and regulations set forth in or established pursuant to Chapter 5 of the Scottsdale Revised Code.
2. Business and professional offices.
3. Research and development laboratories and offices.
4. Manufacturing and processing.
  - a. Bakery.
  - b. Blueprinting, printing, lithography.
  - c. Cosmetics compounding.
  - d. Electronic assembly.
  - e. Electronic component manufacturing.
  - f. Fabric assembling (include fur, leather, textiles, etc.).
  - g. Glass assembling.
  - h. Garment manufacturing.
  - i. Instrument manufacturing.
  - j. Jewelry manufacturing.
  - k. Machine shops.

- l. Motion picture production.
    - m. Musical instruments, games, or toy manufacturing.
    - n. Ornamental metal working.
    - o. Pharmaceuticals compounding.
    - p. Plastics assembling.
    - q. Rubber assembling.
    - r. Sheet metal assembling or fabricating.
    - s. Sign manufacturing.
    - t. Solar equipment assembling or manufacturing.
    - u. Wood assembling (limited to finished products).
  - 5. Branch post office.
  - 6. Broadcasting station or studio, excluding sending or receiving tower.
  - 7. Contractor, general or subcontractor.
  - 8. Emissions testing facility.
  - 9. Furniture store.
  - 10. Gymnasium (limited to gymnastics training).
  - 11. Municipal uses.
  - 12. Wholesale or warehouse operations.
  - 13. Churches and places of worship (temporary five (5) years).
  - 14. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
  - 15. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
  - 16. Retail sales directly related to but clearly incidental to a primary manufacturing, assembly, or contractor use provided the retail sales area does not exceed either ten (10) percent of the gross floor area of the primary use or one thousand (1,000) square feet, whichever is less. Retail sales for the purpose of the I-1 section of the zoning ordinance shall be defined as transactions involving goods purchased by the ultimate consumer for personal or household use.
  - 17. Unoccupied recreational vehicle storage which is not adjacent to any residential district (see Section 5.1803.B.27 for unoccupied recreational vehicle storage which is adjacent to any residential district).
- B. *Uses subject to a conditional use permit.*
- 1. Antique, rare or unusual auto restoration.
  - 2. Auction gallery.
  - 3. Automobile and boat assembly and reassembly, excluding general repairs and maintenance.
  - 4. Bank. No use permit application for banks or financial institutions shall be granted unless the following conditions exist: The use shall be compatible with the I-1 development and/or abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to: Increased automobile traffic, noise generated from within the site, character of proposed building.
  - 5. Beverage bottling.

6. Bulk cleaning and laundry.
7. Ceramics manufacturing.
8. Cosmetics manufacturing.
9. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district. No use permit for this use shall be granted unless the conditions enumerated in 1.403 and the following conditions exist:
  - a. The use shall be compatible in scale, mass and architecture with the I-1 development and any abutting residential development.
  - b. Substantial I-1 development shall have occurred in the immediate area so as to provide a localized demand for the use.
  - c. Building orientation and access to the site shall be directed to interior local industrial streets.
  - d. Site plan design shall minimize vehicular conflicts between industrial/commercial uses and day care center patrons.
10. Delicatessen. No use permit application for a delicatessen shall be granted unless the following conditions exist: The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not exceed two hundred (200) square feet of public floor area and shall not occur in a building wherein the delicatessen would be the sole or primary use. Delicatessen for the purpose of the I-1 section of the zoning ordinance shall exclude retail sales of grocery items or alcoholic beverages and shall provide no indoor or outdoor tables for dining.
11. Equipment storage.
12. Food processing and preparation, excluding slaughtering and fat rendering.
13. Furniture manufacturing or refinishing.
14. Health studio. No use permit application for a health studio shall be granted unless the following conditions exist:
  - a. The use shall be compatible with I-1 development and/or any abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to: Increased automobile traffic, noise generated from within the site, character of proposed building.
15. Ice plant.
16. Off-airport heliport, subject to compliance with all applicable definitions, qualifications, minimum operating standards, rules, and regulations set forth in or established pursuant to Chapter 5 of the Scottsdale Revised Code.
17. Wireless communications facilities; type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
18. Pharmaceuticals manufacturing.
19. Plastics manufacturing.
20. Plating or replating.
21. Pottery manufacturing.
22. Public utility service yard.
23. Restaurant. No use permit application for a restaurant shall be granted unless the following conditions exist:
  - a. The use shall be compatible with I-1 development and/or any abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to: Increased automobile traffic, noise generated from within the site, character of

the proposed building.

24. Private and charter school having no room regularly used for housing or sleeping overnight. No conditional use permit application for a proposed private and charter school shall be deemed complete unless the zoning administrator has determined that the proposed private and charter school, if established, would not be located within the 60 DNL, or higher, noise contour, as shown in the "general plan and zoning map" located in the current Scottsdale Airport Noise Compatibility Plan, including any amendments to that plan. Subject to development review board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.

- (a) *Location:* All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
- (b) *Lot area:* The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
- (c) *Noise:* There shall be no outside speaker system or bells if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
- (d) *Lighting:* All lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line.
- (e) *Open space:* Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
- (f) *Parking:* Parking shall observe the front yard setbacks of the district for all frontages. Parking shall be located and screened per the requirements of the district. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts.
- (g) *Outdoor recreation area:* All outdoor playgrounds and recreation areas shall be enclosed by a six (6) foot wall or fence to protect the safety and welfare of the students and shall be located within the side or rear yard.
- (h) *Drop-off area:* A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school.
- (i) *[Public trails or pedestrian connections:]* Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the development review board.
- (j) *Circulation plan:* The applicant shall submit a circulation plan to insure minimal vehicular conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
- (k) *Airport noise mitigation:* Applications located between the fifty-five (55) DNL and the sixty (60) DNL noise contour, as shown in the "general plan and zoning map" located in the current Scottsdale Airport Noise Compatibility Plan, including any amendments to that plan, shall use sound attenuation measures to reduce outside-to-inside noise by twenty-five (25) db. These sound attenuation measures are shown in the model building code contained in the Scottsdale airport noise compatibility plan.

25. Television or radio sending or receiving tower.

26. Unoccupied recreational vehicle storage adjacent to any residential district. No use permit shall be granted for unoccupied recreational vehicle storage which is adjacent to any residential district unless the following conditions have been satisfied:

- a. The site plan shall demonstrate that:
  - 1. A wall and/or landscaping screens the unoccupied recreational vehicle storage from any residential district.
- b. The applicant has provided a written lighting plan which addresses exterior lighting on the property, if provided, in accordance with Section 7.600 of the zoning ordinance. The lighting plan shall demonstrate that proposed exterior lighting does not direct light upon any adjacent property.
- c. The applicant has provided any additional information required by city staff in order

to evaluate the impacts of the proposed use upon the area.

(Ord. No. 1852, § 1, 11-5-85; Ord. No. 1905, § 1, 9-2-86; Ord. No. 1927, § 1, 1-20-87; Ord. No. 2258, § 1, 7-18-89; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2395, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2606, § 1, 11-2-93; Ord. No. 2654, § 1, 4-19-94; Ord. No. 2831, § 1, 9-19-95; Ord. No. 2858, § 1, 12-5-95; Ord. No. 2876, § 1, 2-6-96; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3274, § 1, 12-7-99; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3488, § 1(Exh.1), 1-21-03)

**Editor's note:** The arabic numbers for uses in paragraphs A and B above were not present in Ord. Nos. 1852, 1905 and 1927. As they were present prior to enactment of Ord. No. 1852, 1905 and 1927 and as sub-subparagraphs are numbered as if arabic numbers were assigned to subparagraphs and references are made to subparagraphs with arabic numbers (see B, 13, b above), the arabic numbers have been editorially supplied.

#### **Sec. 5.1804. Property development standards.**

The following property development standards shall apply to all land and buildings in the I-1 district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- C. *Open space requirement .*
  - 1. In no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
  - 2. The amount of open space required on a lot may be reduced in direct proportion to the amount of net lot area included in a taxilane safety area. The amount of open space required on a lot may also be reduced in direct proportion to the amount of aircraft staging area provided on the lot. In no case shall the amount of taxilane safety area and/or aircraft staging area reduce, or provide for a reduction of, more than fifty (50) percent of the required open space.
  - 3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
- D. *Building height.* No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.
- E. *Lot coverage.* The aggregate area of the building(s) shall not occupy more than fifty (50) percent of the total area of the lot.
- F. *Yards.*
  - 1. *Front Yard.* No part of the building or accessory structure shall be located closer than fifty (50) feet to any street. Parking may occur in the required front yard as provided in Section 10.402.C.1.
  - 2. *Side Yard and Rear Yard.* A yard of thirty (30) feet shall be maintained adjacent to all residential districts.
- G. *Walls, fences and required screening.*
  - 1. All off-airport operations and storage excluding fueling shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height, provided that no objects shall be stacked higher than the wall so erected.
  - 2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
  - 3. All storage and refuse areas shall be screened as determined by Development Review Board approval.
  - 4. Other requirements and exceptions as specified in article VII.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 1852, § 1, 11-5-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 1, 12-7-99)

**Sec. 5.1805. Off-street parking.**

The provisions of article IX shall apply.

(Ord. No. 1852, § 1, 11-5-85)

**Sec. 5.1806. Signs.**

The provisions of article VIII shall apply.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 1852, § 1, 11-5-85)